

THOMAS TITLE & ESCROW



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 07/02/2013 1324

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2013-055062



WHEN RECORDED
MAIL TO:
Fortune 2, LLC
6346 E Mitchell Dr.
Scottsdale, AZ 85251

13-2441-33

1 OF 1

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

Special Services Asset Management Company, an Illinois corporation

does hereby convey to

Fortune 2, LLC, an Arizona limited liability company

the following described property situated in the County of Pinal, State of Arizona, together with all rights and privileges appurtenant thereto, to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated this 1 day of July, 2013.

Special Services Asset Management Company, an Illinois corporation

By: Marnita Davis
Marnita Davis

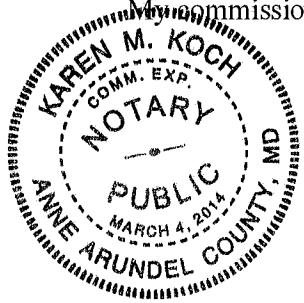
Its: Vice President & Assistant Secretary

State of Maryland } ss
County of Anne Arundel

This instrument was acknowledged before me this 1st day of July,
20 13, by Martha Davis.

Karen M. Koch
Notary Public

My commission will expire: 3-4-2014



Handwritten signature: Martha Davis

EXHIBIT A

Lots 411, 412 and 413 of Magma Ranch II-Unit A, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 193.

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 210-83-411
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? 2

Please list the additional parcels below (no more than four):

210-83-4120 210-83-4130

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 07/02/2013 1324

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2. SELLER'S NAME AND ADDRESS:

Special Services Asset Management Company, an Illinois corporation

**100 South Charles Street
Baltimore, MD 21201**

3. BUYER'S NAME AND ADDRESS:

Fortune 2, LLC, an Arizona limited liability company

**6346 E Mitchell Dr.
Scottsdale, AZ 85251**

(b) Are the Buyer and Seller related?
If Yes, state relationship:

Yes No

4. ADDRESS OF PROPERTY:

**30372 N. Juniper Drive
Florence, AZ**

5. MAIL TAX BILL TO:

same as #3

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
 - b. Single Family Residence
 - c. Condo or Townhouse
 - d. 2-4 Plex
 - e. Apartment Building
 - f. Commercial or Industrial Use
 - g. Agricultural
 - h. Mobile or Manufactured Home
 - i. Other Use; Specify:
- Affixed Not Affixed

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- To Be used as a primary residence
- To be rented to someone other than a "family member."
- Owner occupied, not a primary residence

See second page for definition of a "family member."

8. If you checked e or f in Item 6 above, indicate the number of units:
For Apartmentx, Motels/Hotels, Mobile Home/RV Parks,, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other:

10. SALE PRICE: \$34,000.00

11. DATE OF SALE (Numeric Digits): 06 / 13
Month / Year

12. DOWN PAYMENT: \$34,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from financial institution:
 - (1) Conventional
 - (2) VA
 - (3) FHA
- f. Other financing; Specify:

14. PERSONAL PROPERTY (see second page for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5% or more? Yes No
- (b) If Yes, provide the dollar amount of the Personal Property:

00 AND

briefly describe the Personal Property: n/a

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: n/a

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5% or more? Yes No
- If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

**THOMAS TITLE & ESCROW, LLC
16435 N. Scottsdale Rd., Ste. 405, Scottsdale, AZ 85254
Phone (480) 222-1116**

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent _____

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

Signature of Buyer/Agent _____

State of ARIZONA, County of Maricopa

Subscribed and sworn to before me on this 2 day of July, 2013

Notary Public _____

Notary Expiration Date 8-9-14



ARIZONA

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

By: Margarita Davis

Signature of Seller/Agent

State of Maryland, County of Anne Arundel

Subscribed and sworn to before me on this 1st day of July, 2013

Notary Public Karen M. Koch

Notary Expiration Date 3-4-2014

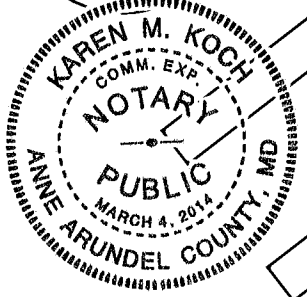
Signature of Buyer/Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____, 20____

Notary Public _____

Notary Expiration Date _____



DO NOT SIGN

EXHIBIT "A"

Lots 411, 412 and 413 of Magma Ranch II-Unit A, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 193.

WORLDWIDE